

118.0

0005

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

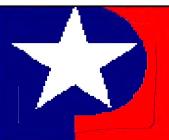
704,500 / 704,500

USE VALUE:

704,500 / 704,500

ASSESSED:

704,500 / 704,500



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
298		FOREST ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: AZAR GABI N & DENISE	
Owner 2:	
Owner 3:	

Street 1: 298 FOREST STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 10,100 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	1	17D
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10100		Sq. Ft.	Site		0	70.	0.72	5									506,099						506,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10100.000	198,400		506,100	704,500		76508
							GIS Ref
							GIS Ref
							Insp Date
							08/31/18

PREVIOUS ASSESSMENT								Parcel ID	118.0-0005-0009.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	198,400	0	10,100.	506,100	704,500	704,500	Year End Roll	12/18/2019
2019	101	FV	175,800	0	10,100.	513,300	689,100	689,100	Year End Roll	1/3/2019
2018	101	FV	175,800	0	10,100.	383,200	559,000	559,000	Year End Roll	12/20/2017
2017	101	FV	175,800	0	10,100.	347,000	522,800	522,800	Year End Roll	1/3/2017
2016	101	FV	175,800	0	10,100.	332,600	508,400	508,400	Year End	1/4/2016
2015	101	FV	174,900	0	10,100.	282,000	456,900	456,900	Year End Roll	12/11/2014
2014	101	FV	174,900	0	10,100.	267,500	442,400	442,400	Year End Roll	12/16/2013
2013	101	FV	174,900	0	10,100.	254,500	429,400	429,400		12/13/2012

## SALES INFORMATION

TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	14685-450		8/1/1982		87,000
					No No Y

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/31/2018		MEAS&NOTICE							BS	Barbara S		
12/3/2008		Meas/Inspect							189	PATRIOT		
2/15/2000		Measured							264	PATRIOT		
8/30/1993									MF			

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 19 - Ranch				Full Bath: 1	Rating: Average																				
Sty Ht: 1 - 1 Story				A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 1 - Concrete				A 3QBth:	Rating:																				
Frame: 1 - Wood				1/2 Bath:	Rating:																				
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																				
Sec Wall:		%		OthrFix:	Rating:																				
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																					
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																				
Color: BLUE				A Kits:	Rating:																				
View / Desir:				Fpl: 1	Rating: Average																				
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																				
Grade: C - Average				<b>CONDOS INFORMATION</b>																					
Year Blt: 1955	Eff Yr Blt:			Location:																					
Alt LUC:		Alt %:		Total Units:																					
Jurisdct:		Fact:	.	Floor:																					
Const Mod:				% Own:																					
Lump Sum Adj:				Name:																					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:		1	7	3													
Sec Int Wall:		%		Economic:		%		Additions:																	
Partition: T - Typical				Special:		%		Kitchen:																	
Prim Floors: 3 - Hardwood				Override:		%		Baths:																	
Sec Floors:		%		Total:	31	%		Plumbing:																	
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:																	
Subfloor:				Basic \$ / SQ:	95.00			Heating:																	
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:																	
Electric: 3 - Typical				Const Adj.: 0.99989998																					
Insulation: 2 - Typical				Adj \$ / SQ: 128.237																					
Int vs Ext: S				Other Features: 69500																					
Heat Fuel: 1 - Oil				Grade Factor: 1.00																					
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																					
# Heat Sys: 1				NBHD Mod:																					
% Heated: 100		% AC:		LUC Factor: 1.00																					
Solar HW: NO	Central Vac:	NO		Adj Total: 287577																					
% Com Wall:	% Sprinkled:			Depreciation: 89149																					
				Depreciated Total: 198428																					
<b>MOBILE HOME</b>				Make:			Serial #:		Year:		Color:														
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 118.0-0005-0009.0										<b>IMAGE</b>											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:											Total Special Features:													
Total:												Total:													